

R2482621
Townhouse

7 7298 199A STREET
Langley
Willoughby Heights
V2Y 0H9

Residential Attached
\$579,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2010**
 Bedrooms: **3** Age: **10**
 Lot Area: Bathrooms: **3** Zoning: **CD-39**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,087.58**
 Rear Yard: **North** Half Baths: **1** For Tax Year: **2019**
 Exp: Maint. Fee: **\$283.00** P.I.D.: **028-348-575**
 Mgmt. Co's Name: **Colyvan**
 View: **No**
 Complex / Subdiv: **York**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Units in Strata: **62**
 Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Grge/Double Tandem**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Snow removal**
 Legal: **PL BCS3960 LT 7 LD 36 SEC 22 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPE**
 Amenities: **In Suite Laundry, Playground**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 16'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Dining Room	11' x 10'1			x			x
Main	Master Bedroom	13'8 x 11'10			x			x
Main	Bedroom	13'4 x 9'4			x			x
Main	Bedroom	11'5 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,435	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3	Above	4	No
Finished Floor (Total):	1,435 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No
Grand Total:	1,435 sq. ft.	Basement: None			6			No
					7			No
					8			No

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp.**

BACK ON THE MARKET! COLLAPSED SALE! YORK Living- Built by Phoenix homes. 1435 sqft 3 bdrm, 3 bath craftsmen styled townhome. Spacious main floor living space with open concept living, and 9 ft ceilings. Large kitchen with stainless steel appliances, granite countertops and convenient powder room. Large balcony off of kitchen is great for summer barbequeing. Upstairs you will find 3 well appointed bedrooms and large master bedroom with jetted tub in ensuite. Downstairs garage has mancave or flexroom with access to private fully fenced backyard great for children and pets. Perfect location close to all amenities.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.